

IN RE: PETITION FOR ADMIN. VARIANCE
NW/S Canberwell Road, 200' SW of the
c/l of Gilston Park Road
(1205 Canberwell Road)
1st Election District
1st Councilmanic District

Marilyn J. Koontz and
Kimberly A. Koontz, Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 99-419-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Marilyn J. Koontz and Kimberly A. Koontz. The Petitioners seek relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) (Sections 211.3 and 211.4, R.6, 1959 Regs.) to permit a side yard setback of 1.5 feet in lieu of the required 8 feet, a sum of the side yards of 16.5 feet in lieu of the required 20 feet, and a rear yard setback of 10 feet in lieu of the required 30 feet, for a proposed carport. The subject property and relief sought are more particularly described on the site plan submitted with the Petition filed and marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of this Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

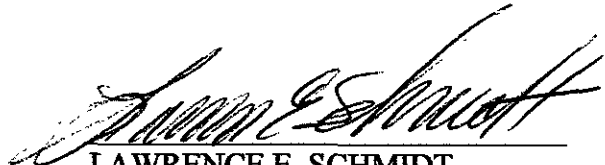
ORDER RECEIVED FOR FILING
DATE 5/29/99
BY [Signature]

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 20th day of May, 1999 that the Petition for Administrative Variance seeking relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) (Sections 211.3 and 211.4, R.6, 1959 Regs.) to permit a side yard setback of 1.5 feet in lieu of the required 8 feet, a sum of the side yards of 16.5 feet in lieu of the required 20 feet, and a rear yard setback of 10 feet in lieu of the required 30 feet, for a proposed carport, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

LES:bjs


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

May 20, 1999

Ms. Marilyn J. Koontz
Ms. Kimberly A. Koontz
1205 Canberwell Road
Catonsville, Maryland 21228-2836

RE: PETITION FOR ADMINISTRATIVE VARIANCE
NW/S Canberwell Road, 200' SW of the c/l of Gilston Park Road
(1205 Canberwell Road)
1st Election District – 1st Councilmanic District
Marilyn J. and Kimberly A. Koontz – Petitioners
Case No. 99-419-A

Dear Ms. Koontz:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel; Case File

A large handwritten checkmark in black ink.

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1205 Camberwell Rd
which is presently zoned DRS-5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1 B02.3.B. (211.3 and 211.4, R.C., 1959) to permit a 1.5 ft side setback, a 16.5 ft side setback sum and a 10 ft rear setback in lieu of 8 ft, 20 ft, and 30 ft; respectively, for a carport.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

MARILYN JOAN KOONTZ
Name - Type or Print _____
X Marilyn Joan Koontz
Signature _____
Kimberly Ann Koontz
Name - Type or Print _____
Kimberly Ann Koontz
Signature _____
1205 Camberwell Road 410-788-9785
Address Telephone No. _____
Catonsville, Maryland 21228-2536
City State Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Representative to be Contacted:

above
Name _____
above
Address _____ Telephone No. _____
above
City _____ State _____ Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 99-419-A

Reviewed By mjk Date 4/22/99

Estimated Posting Date 5/2/99

ORDER RECEIVED FOR FILING
5/2/99
By _____

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto, in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1205 Canterbury Rd.
Address
Catonsville, MD 21228
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

1. We need the carport for protection from the weather for ourselves and automobile
2. Carport will be placed over existing driveway which is close to the property line.
3. The side property line is angled so that the back portion of carport is close to side and rear property line
4. Carport to remain primarily open

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Marylyn Joan Koontz
Signature

MARYLYN JOAN KOONTZ
Name - Type or Print

Kimberly Ann Koontz
Signature

Kimberly Ann Koontz
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1st day of April, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Kimberly Ann Koontz and Marylyn Joan Koontz
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

4/1/1999
Date

Michael T. Zasec
Notary Public

My Commission Expires MICHAEL T. ZASEC
NOTARY PUBLIC, STATE OF MARYLAND
My Commission Expires March 31, 2001

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1205 Carverwell Rd.
Address
Catonsville MD 21228
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

1. We need the carport for protection from the weather for ourselves and automobile
2. Carport will be placed over existing driveway which is close to the property line
3. The side property line is angled so that the back portion of carport is close to side and rear property line
4. Carport to remain primarily open

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Marilyn Joan Koontz
Signature
MARILYN JOAN KOONTZ
Name - Type or Print

Kimberly Ann Koontz
Signature
Kimberly Ann Koontz
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1st day of April, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Kimberly Ann Koontz and Marilyn Joan Koontz
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

4/1/1999
Date

Michael T. Zadek
Notary Public

My Commission Expires MICHAEL T. ZADEK
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires March 31, 2001



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1205 CANBERWELL ROAD
which is presently zoned DRS.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1302.3.B. (211.3 and 211.4, R. 6, 1959) to permit a 1.5 ft side setback, a 16.5 ft side setback sum and a 10 ft rear setback in lieu of 8 ft, 20 ft, and 30 ft; respectively, for a Carport.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

MARILYN JOAN KOONTZ
Name - Type or Print _____
Marilyn Joan Koontz
Signature _____
KIMBERLY ANN KOONTZ
Name - Type or Print _____
Kimberly Ann Koontz
Signature _____
1205 CANBERWELL ROAD 410-788-9785
Address _____ Telephone No. _____
CATONSVILLE MD 21228-2836
City _____ State _____ Zip Code _____

Representative to be Contacted:

above
Name _____
above
Address _____ Telephone No. _____
above
City _____ State _____ Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 99-419-A

Reviewed By MJK Date 4/22/99

REV 9/15/98

Estimated Posting Date 5/2/99

Zoning Description

Beginning on the northwest side of Canberwell Road, 50 feet wide, at the distance of 200 feet southwest the centerline of Gilston Park Road, 50 feet wide, as located within the Westview Park subdivision, Section 6, Block D, Lot 14 as recorded in Plat Book 26, Folio 33; Also Known as 1205 Canberwell Road containing .21 acres in the 1st Election District

09.419-A

419

BALTIMORE COUNTY, MARYL D
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 065445

DATE 4/22/99 ACCOUNT 01-615

ITEM 419 AMOUNT \$ 50.00
134. 677K

RECEIVED FROM: Homenewick Construction Inc. for Kaantz - 1205 Cambridge Rd.

FOR: 010-Admin Longy Varma - \$50.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME

4/22/1999 4/22/1999 09:39:52

REG 06502 CASHIER LGMT LMS DROMER

MISCELLANEOUS CASH RECEIPT

Receipt # 065445

CR NO. 065445

Receipt Tol 50.00

50.00 OK .00

Baltimore County, Maryland

CASHIER'S VALIDATION

99-419-A

CERTIFICATE OF POSTING

RE: CASE # 99-419-A
PETITIONER/DEVELOPER:
[Marilyn & Kim Koontz]
DATE OF Hearing
[May 17, 1999]

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property located at
1205 Canberwell Road Baltimore, Maryland 21228_____

The sign(s) were posted on_____4-30-99_____
[Month, Day, Year]

Sincerely,

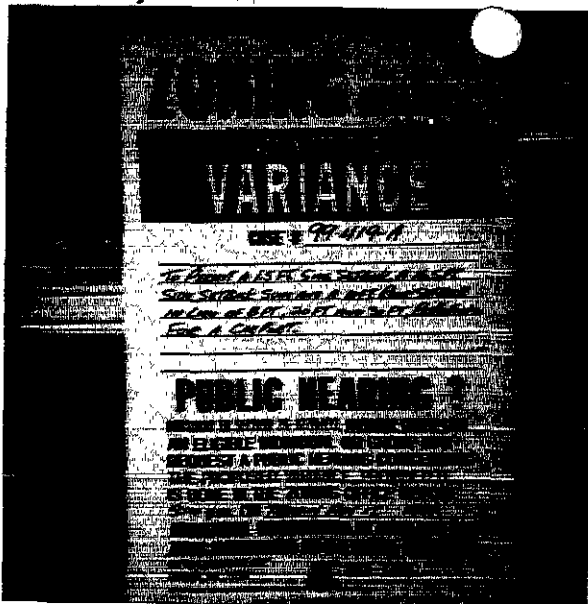

[Signature of Sign Poster & Date]

Thomas P. Ogle, Sr._____

325 Nicholson Road_____

Baltimore, Maryland 21221_____

[410]-687-8405_____
[Telephone Number]



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 99- 419 -A Address 1205 Canberwell Road

Contact Person: Mitchell Kellman Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4/22/99 Posting Date: 5/2/99 Closing Date: 5/17/99

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 99- 419 -A Address 1205 Canberwell Road

Petitioner's Name Marilyn & Kimberly Koontz Telephone 410-788-9785

Posting Date: 5/2/99 Closing Date: 5/17/99

Wording for Sign: To Permit a 1.5 ft side setback, a 16.5 ft side
setback sum and a 10 ft rear setback in lieu of 8 ft, 20 ft,
and 30 ft; respectively, for a carport.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 99-419-A
Petitioner: Marilyn E Kimberly Koontz
Address or Location: 1205 Canberwell Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Sheldon Furshimer
Address: Homeview Contractors, Inc.
9474 Deereco Road.
Timonium, MD 21093
Telephone Number: (410) 252-4663



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

May 18, 1999

Ms. Marilyn Joan Koontz
1205 Canberwell Road
Catonsville, MD 21228-2836

RE: Case No.: 99-419-A
Petitioner: Koontz
Location: 1205 Canberwell Road

Dear Ms. Koontz:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on April 22, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", followed by a stylized flourish.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us





**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

May 7, 1999

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF May 3, 1999

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

2. The Fire Marshall's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

412, 413, 414, 415, 416, 417, 418, and 422

REVIEWER: LT. HERB TAYLOR
Fire Marshal Office, PHONE 397-4331, MS-1102F
cc: File

Come visit the County's Website at www.co.ba.md.us



AV
6/17

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: April 30, 1999

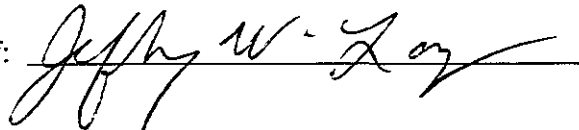
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):
Item No (s): 394, 414, 419, and 422

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL

B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: May 13, 1999

FROM: *RWB* Robert W. Bowling, Supervisor
 Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for May 10, 1999
 Item Nos. 413, 415, 417, (419) and 420

 The Bureau of Development Plans Review has reviewed the subject
zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

ZAC05109.NOC

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development Management

DATE: _____

FROM: R. Bruce Seeley, Project Manager
Development Coordination
DEPRM

SUBJECT: Zoning Advisory Committee

Distribution Meeting Date: 5/3/99

The Department of Environmental Protection and Resource Management has
no comments for the following Zoning Advisory Committee Items:

Item #'s:

415

416

417

419

422

99-403-SPH



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 4.30.99

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 419 MJK

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

L. J. Gredlein
/s/ Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

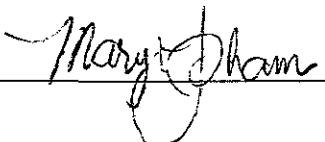
Homeview Contractors INC.

9474 Deereco Rd

Timonium, MD 21093

I understand that the Koontz family, who presides at 1205 Canberwell Rd Baltimore, MD 21228, is having a carport built onto the side of their house, which is located next to my house. I also understand that the Koontz's carport will be closer to the property line between our homes. We fully understand the above information and have no objections.

Please sign below to confirm your complete understanding of the situation and to verify that you so not have any objections.

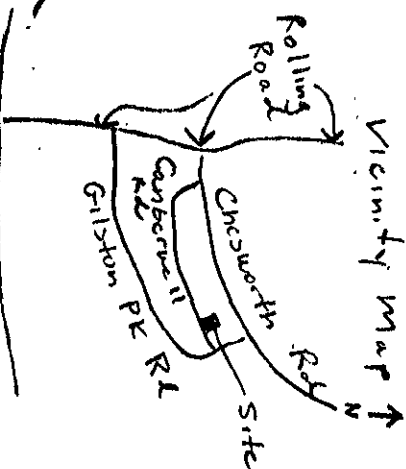
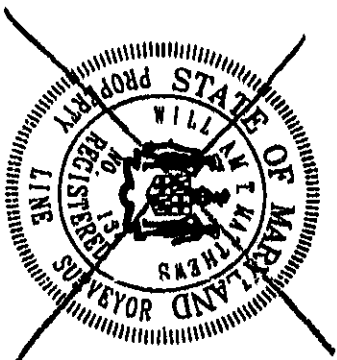


419

99-419-A

Site Plan To Accompany Petition For Administrative Zoning Variance

Owners: Marilyn & Kimberly Koontz



Location Drawing

Balto. Nat.
Pk

The plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing. The plat is not to be relied upon for the establishment or location of fences, garages, buildings or other existing or future improvements. The plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing. The approximate location of the dwelling is shown in relation to the apparent property lines for the property known as

1205 Canberwell Road
Baltimore County, Maryland

Nelson & Matthews 6/4/96

Ruxton Design Corporation

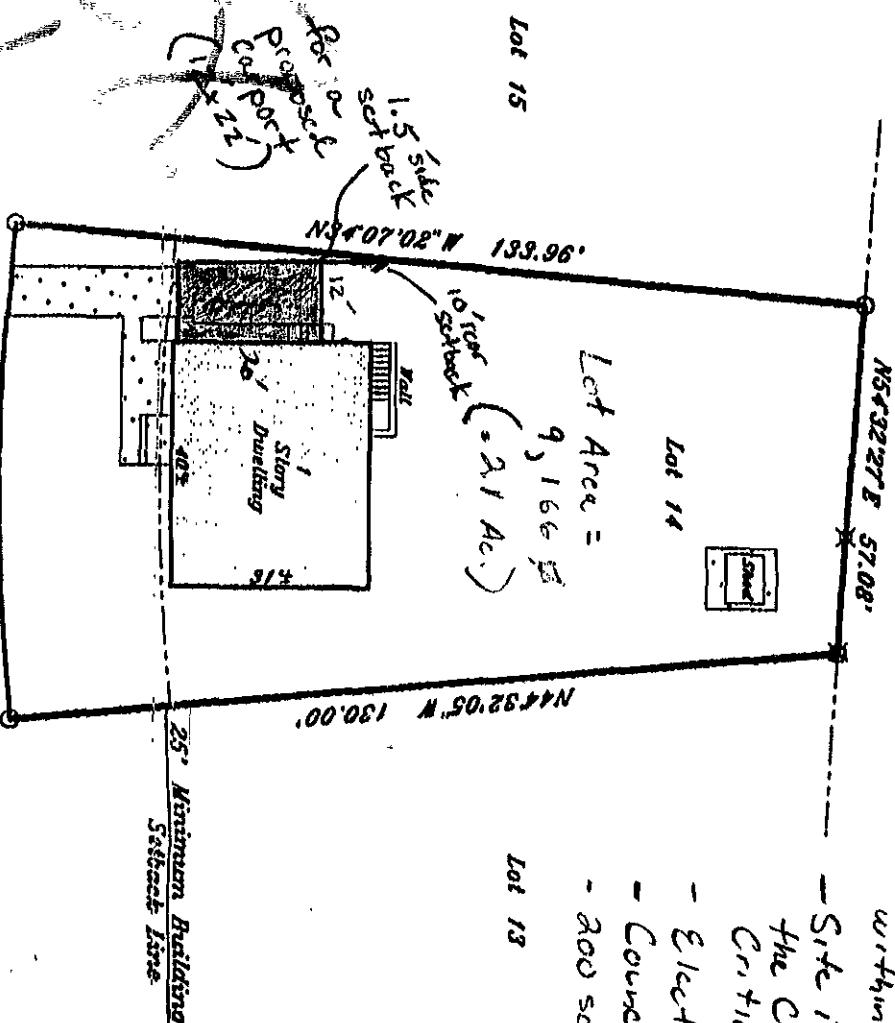
8422 Bellona Lane

Towson, Maryland 21204

(410) 823-5000

Fax (410) 823-0115

Scale 1" = 30'



Lot 8

Lot 9

Lot 13

- Zoning - DR. 5.5
- Site is not located within an A or B Flood Zone
- Site is not located within the Chesapeake Bay Critical Area
- Election District I
- Councilmanic District 2
- 200 scale zoning map - SW 16

Lot Number: 14
Block/Section: D
Plat Reference: Book: 26 Page: 33
Title of Plat: Section 6, Westview Park

#419

99.419-A

Public Water & Sewer in R/W
CANBERWELL ROAD (50' wide)

Property lies in Flood Zone
F.E.M.A. Map Panel Number
240010 0390 R, Dated 3/02/81



SHEET

LOCATION

SCALE

1" = 200'

TIMORE COUNTY

BR 419

DR 3.5

DR 5.5

DR 10.5

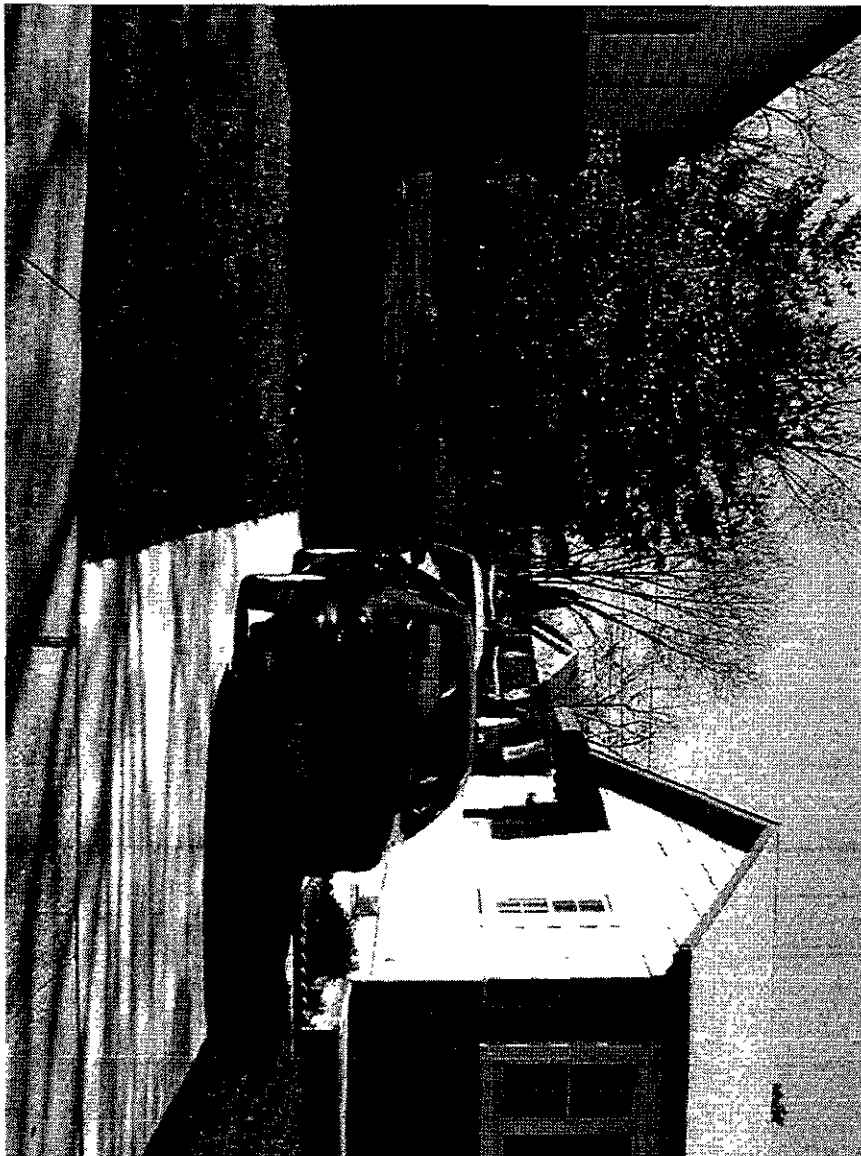
DR 5.5

DR 10.3

BL 73-229-R

SHEET 3 W-2-G

Kenney

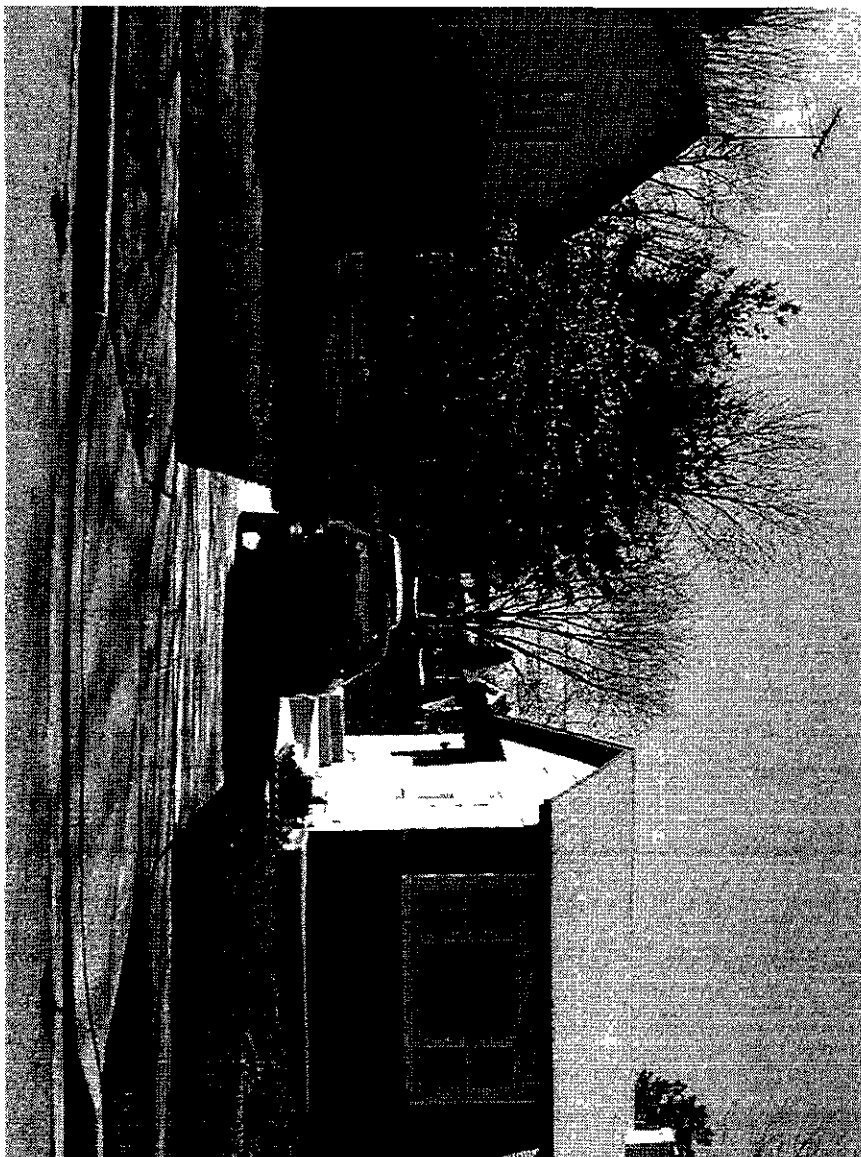


*Select Property - Side where
Corporation is to be placed*

419

99-419-A

Account CAMPBELL



Subject Property - Side where
Corporation is to be placed

#419

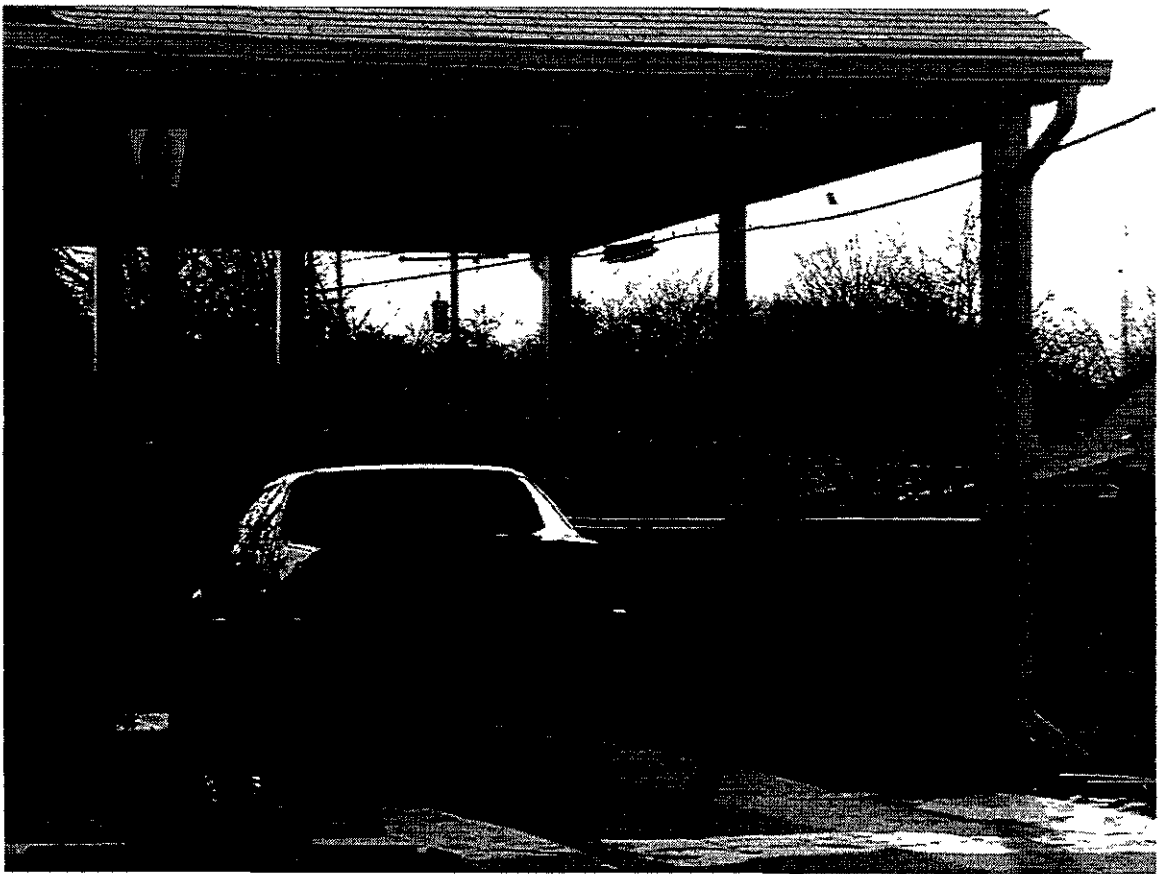
99-419-A



Design of Carport

419

99.419-A



Design of Carport

419
99.419.A